

**City Of San Diego
COUNCILMEMBER JIM MADAFFER
DISTRICT SEVEN**

M E M O R A N D U M

M-06-10-09 Please refer to this number when responding to this memo

DATE: October 31, 2006

TO: Mayor Jerry Sanders and City Attorney Michael Aguirre

FROM: Councilmember Jim Madaffer *Jim Madaffer*

SUBJECT: Requiring Off - Street Parking When Adding a Bedroom in a
Campus Impact Area

I am very pleased with the report to the City Council from Development Services (Report No. 06-158) referencing the clarified policy for determining the definition of a bedroom. This is a good step in reigning in the explosion of mini dorms in several communities within the City. A copy of the report is attached for reference and referral.

I would like to take this one step further. What steps need to be taken, and what is the specific language required for the City Council to adopt an ordinance requiring one off-street parking space for each bedroom added to a house within an area such as a Campus Impact Area?

Attachment: City Council Report No. 06-158

cc: Honorable City Council Members
Independent Budget Analyst
City Clerk

JM/jw



THE CITY OF SAN DIEGO
REPORT TO THE CITY COUNCIL

DATE ISSUED: October 25, 2006 REPORT NO: 06-158
ATTENTION: Honorable Mayor and City Council
SUBJECT: Campus Impact Area Parking Requirements
REFERENCE:

SUMMARY:

THIS IS AN INFORMATION ITEM ONLY. NO ACTION IS REQUIRED ON THE PART OF THE CITY COUNCIL

BACKGROUND:

Each school year, an increasing number of college students migrate to San Diego State University to attend school. Many of these students do not live on campus but in nearby residential neighborhoods which were developed primarily with single dwelling units. As a result, the community is impacted by an unusually large number of residents and vehicles in their neighborhoods. In response to concerns voiced by citizens living in these impacted areas, the City of San Diego required an increase in the number of parking spaces provided on new projects when five or more bedrooms exist. Over the years, inconsistencies have occurred in the interpretation and application of these requirements.

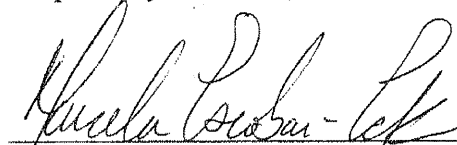
DISCUSSION:

The Land Development Code requires *Single dwelling units with five or more bedrooms in the campus impact areas to have 1 space per bedroom or, for additions or modifications to existing structures, 1 space per added bedroom, whichever is less.* A bedroom is defined as *...an enclosed space within a dwelling unit that is designed or could be used for sleeping and has a permanent door permitting complete closure and separation from all kitchen, living room, and hallway areas. A room or other enclosed space is not considered a bedroom if it is the sole access to another bedroom.*

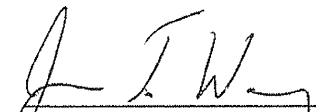
Occasionally, building permit applications are submitted to the Development Services Department for additions to single dwelling units in the Campus Impact Area which designate certain rooms as offices, dens or utility rooms. Because of the language in the Code which states that a bedroom is defined as a space that is *designed or could be used for sleeping*, some staff have relied upon the designer's designation for these rooms as non-bedrooms if they did not contain clothes closets. In such cases, additional parking was not required based on the number of bedrooms.

In an effort to comply with the intent of this code section and improve plan review consistency, DSD has since clarified its policy on this issue. For Land Development Code purposes, any room which could possibly be used for sleeping and contains a door separating it from the kitchen, living room or hallway will be determined as a bedroom. Additionally, to reduce the temptation of temporarily removing doors in an effort to circumvent the bedroom definition, openings will be required to be of non-standard door widths.

Respectfully submitted,



Marcela Escobar-Eck
Development Services Director



James T. Waring
Deputy Chief Operating Officer of
Land Use and Economic Development

rhoads/rdr